030.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,012,100 / 1,012,100
					USE VALUE:	1,012,100 / 1,012,100
					ASSESSED:	1,012,100 / 1,012,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE
Owner 2:	MURPHY REAL EST HOLDINGS LLC
Owner 3:	
Street 1:	C/O THAYER & ASSOC
Street 2:	PO BOX 400196
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE -
Owner 2:	MURPHY REAL EST HOLDINGS LLC -
Street 1:	C/O THAYER & ASSOC
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains 5,720 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1935, having primarily Brick Exterior and 3128 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5720.000	583,200	2,900	426,000	1,012,100
Total Card	0.131	583,200	2,900	426,000	1,012,100
Total Parcel	0.131	583,200	2,900	426,000	1,012,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.56 | /Parcel: 323.5

Legal Description

User Acct 21078

GIS Ref

GIS Ref

Insp Date 11/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	552,600	2900	5,720.	426,000	981,500	981,500	Year End Roll	12/18/2019
2019	111	FV	470,000	3000	5,720.	452,600	925,600	925,600	Year End Roll	1/3/2019
2018	111	FV	470,000	3000	5,720.	330,100	803,100	803,100	Year End Roll	12/20/2017
2017	111	FV	440,600	3000	5,720.	287,500	731,100	731,100	Year End Roll	1/3/2017
2016	111	FV	440,600	3000	5,720.	244,900	688,500	688,500	Year End	1/4/2016
2015	111	FV	396,600	3100	5,720.	239,600	639,300	639,300	Year End Roll	12/11/2014
2014	111	FV	396,600	3100	5,720.	197,000	596,700	596,700	Year End Roll	12/16/2013
2013	111	FV	396,600	3100	5,720.	187,400	587,100	587,100		12/13/2012

!2533!

PRINT

Date	Time
12/10/20	17:55:34

LAST REV

Date	Time
11/18/19	14:41:07

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY OLIVE R	1407-23	1	10/10/2019	Convenience	10	No	No		
CARRIG ROBERT/J	01196-38		10/28/2011	Estate/Div	1	No	No		
CARRIG OLIVE	1196-38		11/3/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5720		Sq. Ft.	Site		0	80.	0.93	1			Med. Tr	-10					425,954						426,000	

Total AC/HA: 0.13131 | Total SF/SM: 5720 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 425,954 | Spl Credit | Total: 426,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.98567772
Const Adj.:	1.06049991
Adj $ / SQ:	146.344
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	716427
Depreciation:	133255
Depreciated Total:	583172

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	M
Totals			
4	12	4	

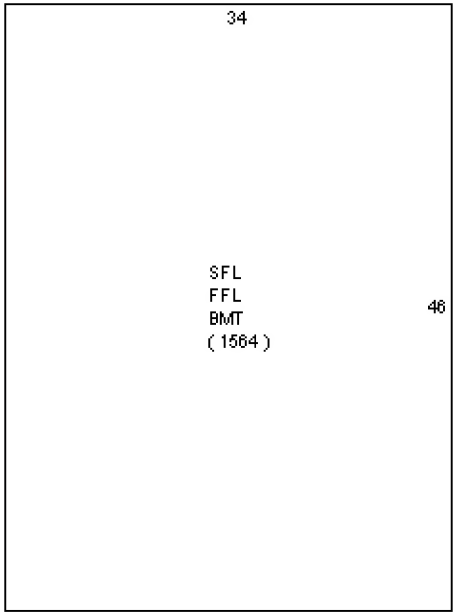
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.34
Special Features:	0	Val/Su Net:	124.30
Final Total:	583200	Val/Su SzAd	186.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,564	43.900	68,664
FFL	First Floor	1,564	146.340	228,881
SFL	Second Floor	1,564	146.340	228,881

Net Sketched Area:	4,692			Total:	526,426
Size Ad	3128	Gross Are	4692	FinArea	3128

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1985	4.00	T	27.2	111			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900